

**Certificate of Notice Page 1 of 3**  
United States Bankruptcy Court  
Eastern District of Pennsylvania

In re:  
Rachel Thomas  
Debtor

Case No. 17-17189-amc  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: Stacey  
Form ID: pdf900

Page 1 of 1  
Total Noticed: 2

Date Rcvd: Feb 20, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 22, 2018.

db +Rachel Thomas, 1218 Sandringham Road, Bala Cynwyd, PA 19004-2025  
cr +Nationstar Mortgage LLC d/b/a Mr. Cooper, et al, 8950 Cypress Waters Blvd,  
Coppell, TX 75019-4620

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Feb 22, 2018

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 20, 2018 at the address(es) listed below:

KENNETH E. WEST on behalf of Debtor Rachel Thomas dwabkty@aol.com, G6211@notify.cincompass.com  
KEVIN S. FRANKEL on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper, et al  
pa-bk@logs.com  
REBECCA ANN SOLARZ on behalf of Creditor PNC BANK, NATIONAL ASSOCIATION  
bkgroup@kmlawgroup.com  
United States Trustee USTPRegion03.PH.ECF@usdoj.gov  
WILLIAM C. MILLER, Esq. ecfemails@ph13trustee.com, philaecf@gmail.com

TOTAL: 5

I Thomas Stipulation Bankruptcy Case # 17-17189/AMC

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

In re: Rachel Thomas,  
Debtor.

Nationstar Mortgage LLC dba Mr. Cooper as  
servicer for Wilmington Trust Company, as  
successor Trustee to U.S. Bank National  
Association, as Trustee to MASTR  
Alternative Loan Trust 2005-3 Mortgage  
Pass-Through Certificates, Series 2005-3.  
Movant,

v.

Rachel Thomas,  
Debtor,

William C. Miller, Trustee,  
Additional Respondent.

CHAPTER 13

BANKRUPTCY CASE NUMBER  
17-17189/AMC

11 U.S.C. § 362

STIPULATION AND ORDER

AND NOW, in consideration of the mutual promises and agreements set forth below, and  
other good and valuable consideration, the receipt and sufficiency of which is hereby  
acknowledged, it is hereby stipulated and agreed to by and between the undersigned as follows:

1. Debtor has expressed an interest in selling 1218 Sandringham Road, Bala  
Cynwyd, PA 19004 (the "Property").
2. Upon receipt of an Agreement of Sale, Debtor shall file the appropriate Motion to  
Sell the Property.
3. Movant is not opposed to the sale of the Property so long as it is paid in full or an  
amount agreed upon by Movant to satisfy the lien.
4. The sale of the Property shall occur on or before August 1, 2018
5. The parties agree should the Property not sell by the above referenced date that  
the Automatic Stay of all proceedings, as provided under 11 U.S.C. § 362, is lifted August 2,

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2018 to allow Movant, or its successors, if any, to proceed with its rights under its loan documents for the property located at 1218 Sandringham Road, Bala Cynwyd, PA 19004; and under Rule 4001(a)(3) is not applicable and Movant, or its successors, if any, may immediately implement this order.

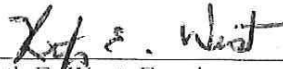
The parties request that this Honorable Court approve this stipulation.

Dated: 2/15/18



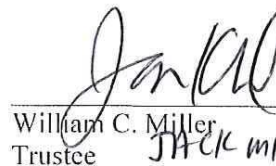
Kevin S. Frankel, Esquire  
Attorney for Movant

Dated: 2/15/18



Kenneth E. West, Esquire  
Attorney for Debtor

Dated: 2-15-18

  
William C. Miller  
Trustee

*STAC MILLER NO objection*

AND NOW, this 20th day of February, 2018, it is hereby ORDERED that the foregoing Stipulation is approved, shall be, and is made an Order of this Court.

BY THE COURT:



HONORABLE ASHELY M. CHAN  
UNITED STATES BANKRUPTCY JUDGE